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Date: 15th April 2025

Erection of Two-Bedroom Bungalow and Associated Works
Land at 6 Newtown, Hail Weston, St Neots PE19 5JU
HDC REF 22/01310/FUL

Dear Marie

I write with reference and have now prepared / collated the attached information & details for your consideration in respect of the following conditions:

1 **Commencement of the Development:** noted

2 **Approved Plans:** noted

3 **Materials**: the new property would be built of either VanDerSanden Cottage Mixture Cottage Mixture | Vandersanden or Flemish Antique Flemish Antique | Vandersanden bricks and Gemini tiles in Smooth Black Gemini - Roof Tiles. 1m^2 sample panels of each brick option have been erected on-site as per part ii) of the condition.

Windows will be either white or anthracite upvc units, Rafters & Barge Fascia Soffits finished in black and Rain Water Goods in black half-round (Osma).

4 **Hard & Soft Landscaping:** as per the arrangements shown on approved Site Plan drawing **JLG846/02 rev A** (extract below for ease of ref) the new property would see the retention of the majority of existing trees, all of the existing boundary hedging at the site and new timber cb fencing as shown.

The garden would be laid to lawn, with both the new parking / turning area and rear patio to be formed from Marshals mm Driveline block paving in Brindle.



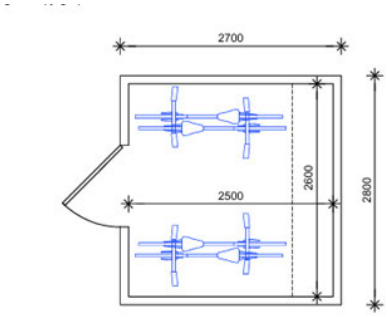
Site Plan drawing JLG846/02 rev A

5 **Biodiversity Enhancement**: The proposed new dwelling will in addition to seeing soft-landscaped garden and existing areas of hard-surfacing laid to lawn would also benefit from having bird and bat boxes, and a 'bug barn' to encourage an uplift in biodiversity value for the site. The bird box will be sparrow-specific to hopefully help address the recently recorded decline in their numbers. The model chosen can be built in to the fabric of the new build property to encourage long-term retention, and guidance on siting within the building has also been sought from the supplier and this is also included for your reference – see link for specification www.gardenature.co.uk/product/build-in-house-sparrow-nest-box

Similarly, the bat box and 'bug barn' specs can also be seen via the following links www.gardenature.co.uk/product/beaumaris-woodstone-bat-boxes www.gardenature.co.uk/product/insect-block-woodstone

6 **Cycle & Bin Stores:** the new property would see wheeliebins stored to the side of the property, screened by 1.8m fence and vegetation so they would not be visible form the public realm. As such, it is not considered a dedicated structure would be either necessary or appropriate.

Cycle Store would be 'shed style' as below and located in the rear garden, considered a natural and appropriate location.



Cycle Store Plan



Front Elevation Side Elevation Rear Elevation Side Elevation

Cycle Store Details

7 'Accessible & Adaptable' construction: noted

8 Water Efficiency: noted

Please do not hesitate to contact me should you wish to discuss any aspects of the details and I look forward to receiving your confirmation of the acceptance of the above details at your earliest convenience.

[redacted]